

Davis Field Improvements: Design Funding Request



Community Preservation Committee
Application – FY2027

Davis Field

“At the 1974 Town Meeting, the town voted to purchase this parcel for purpose of developing an athletic complex. In the words of the Park and Recreation Committee from that Town Meeting regarding the purchase of Davis Field: ‘A unique feature of this article if passed, is that eventually we would have a park featuring additional facilities for tennis, basketball, soccer, football, softball, baseball and any other activity popular at that time, directly adjacent to 50 acres of Conservation land, that can be used for more passive forms of recreation.’”

The Core Request

- We are here today to request \$122,000 in funding for the Engineering Consulting Services (Phases 1-5) to create a final, fully permitted, and construction-ready design for the Davis Field Improvements.
- Project Goal: To transform the underutilized, poorly draining Davis Field into a functional, multi-use athletic space.
- Result of Funding: Final design plans, comprehensive bidding documents, and all state and local permits (e.g., Conservation and Planning/Zoning).
- Future Construction Cost (Estimated & Based on finalized design): \$1.5 million to build the primary option

Why This Project is Critical

The Field Needs Assessment

- The Town-Wide Comprehensive Field Needs Assessment Plan identified a critical deficit in high-quality, usable athletic fields.
- Overuse Crisis: The Field Needs Assessment concluded that 14 of the town's 33 athletic fields are already overused (exceeding 250 uses/year), and this number will continue to grow.
- The Davis Field Solution: This project directly addresses the need for new field capacity by converting a vacant 29.5-acre parcel into a playable field space.
- Direct Benefit: The Primary Option adds two new natural grass Multi-Purpose Rectangular (MPR) fields. This immediately eases scheduling conflicts & allow the parks dept to rest fields in other town field facilities for:
- Sudbury Youth Soccer: An organization with over 2,600 players.
- Ultimate Frisbee (BUDA): A current user group that notes the field's south end often does not drain well and is unusable.

Current Conditions

Open Space Evaluation Form



Name of Venue

Davis Field

Open Space
Grade:

2.7

Date of Evaluation	11/20/2024
Address	195 North Road
Total Size	29.50 Acres
General Description of Use	Open Field/Passive Use

	N/A	Poor (1)	Fair (2)	Good (3)	Excellent (4)
Maintenance (well-maintained, mowed, paths cleared, etc.)				X	
Safety and Security (site lighting, clear visibility, fencing, etc.)				X	
Appearance (Welcoming entrance, landscaping, special element, e.g. monument, gathering space, etc.)			X		
General Accessibility (condition of walkways, legibility of signage, clarity of hours/uses, trip hazards)					X
ADA Compliance (walkways, ramps at appropriate grades, ADA parking, gates, seating areas accessible)			X		
Adequate Seating Areas (benches, landscaped seating, tables, etc.)			X		
Average Score = 2.7					

Comments

- Gravel parking lot
- Located off Bruce Freeman Rail Trail
- No sports field stirping or equipment

Current Amenities

Site Photos
Athletic Field Evaluation and Needs Assessment
November 20, 2024
Page 3



DAVIS FIELD



Photo 1: Existing unpaved parking lot, lack of discrete spaces/lanes.



Photo 2: ADA accessible walkway and connection to Bruce Freeman Rail Trail.



Photo 3: Field entrance area.



Photo 4: Open passive recreation space.

Project Scope: The Primary Option

The requested funding will advance the "**Davis Field Primary Option**" concept into detailed engineering plans, ready for construction.

Improvement	Description	Benefit
New Fields	Two natural grass Multi-Purpose Rectangular (MPR) fields.	Increases overall field capacity and addresses the critical field deficit.
Drainage	Comprehensive grading and drainage infrastructure improvements.	Ensures fields are usable and playable, solving the current "poorly draining" conditions.
Accessibility	New bituminous paved parking lot and connecting walkways. ¹²	Improves safety and accessibility (ADA) and formalizes the popular connection to the Bruce Freeman Rail Trail.

Design Cost Breakdown

	<u>Gale Fee</u>	<u>Reimbursable Subconsultants</u>
Phase 1 – Background Evaluation/Assessment, SD	\$ 15,000.00	
Doucet (Survey)		\$ 9,000.00
LEC (Wetlands)		\$ 6,000.00
Phase 2 – Design Development	\$ 25,000.00	
ICI (Irrigation)		\$ 10,000.00
VAD (Electrical)		\$ 10,000.00
Phase 3 – Permitting	\$ 24,000.00	
Phase 4 – Final Design/Construction Documents	\$ 15,000.00	
Phase 5 – Bid/Award Services	\$ 8,000.00	
Subtotals	<u>\$ 87,000.00</u>	<u>\$ 35,000.00</u>
TOTAL	\$ 122,000.00	

GALE

Site Preparation, Inc.
2000 Main Street, Suite 100
Sudbury, MA 01976
Tel: 508.548.1000
Fax: 508.548.1001
www.galeinc.com

For details on the design and construction of this project, please contact the Designer or the Contractor. The Designer is not responsible for the construction of this project.

CONCEPTUAL

**TOWN-WIDE ATHLETIC FIELD
EVALUATION AND MASTER PLAN
TOWN OF SUDBURY
SUDBURY, MA 01776**

PROJECT
TOWN OF SUDBURY
275 OLD SUDBURY ROAD
SUDBURY, MA 01776

NO.	DATE	DESCRIPTION	BY
1	10/1/10	PROJECT START	DM
2	10/1/10	FIELD LAYOUT	DM
3	10/1/10	FIELD LAYOUT	DM
4	10/1/10	FIELD LAYOUT	DM
5	10/1/10	FIELD LAYOUT	DM
6	10/1/10	FIELD LAYOUT	DM
7	10/1/10	FIELD LAYOUT	DM
8	10/1/10	FIELD LAYOUT	DM
9	10/1/10	FIELD LAYOUT	DM
10	10/1/10	FIELD LAYOUT	DM

LEGEND

EXISTING COUNTY

TOTAL PARKING SPACES 90

ADJ. ACCESSIBLE SPACES 6

LEGEND

EXISTING BITUMINOUS PAVEMENT

EXISTING BITUMINOUS PAVEMENT

CONCRETE

NATURAL TURF

TRAFFIC MARKING

Timeline and Milestones

Phase	Timeline	Deliverable / Outcome
Design Funding Request	Spring Town meeting Vote 2026	Secures \$122,000 to initiate engineering design. Design Spring/summer 2026
Plan/Design Completion (Aggressive Target)	Fall/Winter 2026	Full design, necessary surveys, permits, and bid-ready documents are finished.
Construction Funding Ask (Aggressive)	Fall/Winter CPC funding request 2026 Spring 2027 Ask Town Meeting for construction	Request for \$1.5 million (estimated) construction funds.
Field Useable	Summer 2028	Realistic timeline of 24-30 months from design funding to a fully rooted, usable field.

Our request is for design funding now to maintain momentum and combat field needs rest and growth and cost inflation. **Risk of Delay:** Delaying the design now forces the project out by a full year or more, significantly increasing the risk continued field damage an increasing cost impacting the 1.5 million estimated construction cost.

Project Management and Risk

- We understand the need for clear oversight and project planning, especially given other town projects.
- **Design Oversight:** The Parks and Recreation Department will maintain oversight of the entire design contract with the consultant.
- **Project Integrity:** Design plans are a long-term asset, lasting several years, and they prevent the need for costly redesigns if construction funding is temporarily delayed.
- **Staggering:** The most efficient approach is Design Now, Construction Later. Fragmenting the design work itself would be inefficient and increase overall costs.
- **Big Picture Context:** The entire vision outlined in the Fields Needs Assessment is approximately 8.8 million. This Davis Field project is a standalone priority that addresses immediate needs and can proceed regardless of the timeline of other larger, phased projects.

Conclusion and Next Steps

We urge the CPC to approve the \$122,000 design funding for Davis Field. This investment is the crucial next step in securing tangible athletic space improvements for the community.

1. CPC approval of the \$122,000 design funding for Spring Town Meeting vote
2. Hiring the consultant to begin Phase 1 design work. (Spring 2026)

I'm happy to answer any questions you may have about the scope, schedule, or long-term vision of this vital community project.